

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	1	Age:	14
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,768.00
Rear Yard Exp:		Maint. Fee:	456.26	For Tax Year:	2023
View:	Yes			P.I.D.:	028-182-332

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Glass,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	457 - Total Units in Strata: 261
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	Yes

View:	Yes : Mountains and city
Mgmt. Company:	Dwell Property Mgmt - 604-821-2999
Complex / Subdiv:	Citypoint
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 113 BLOCK 5N SECTION 22 RANGE 2W PLAN BCS3771 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'0 x 9'3			
Main	Dining Room	11'1 x 3'8			
Main	Kitchen	7'2 x 10'7			
Main	Bedroom	8'10 x 8'7			
Main	Den	7'11 x 3'10			
Main	Foyer	5'7 x 7'8			

Finished Floor (Main):	570 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	570 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	570 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Welcome to CityPoint, perfect for first-time buyers and investors! Discover this stunning 1-bedroom plus den corner unit with sweeping views of the North Shore Mountains and cityscape. This bright, well-cared-for unit boasts an open-concept layout, newer stainless steel appliances, quartz countertops, full-height windows and in-suite laundry. Enjoy the convenience of a prime location, just steps from Gateway SkyTrain Station, SFU Surrey campus, and Central City Mall. Amenities include a bike room, clubhouse, fitness center, and billiard/media lounge. This home is ideal for those seeking location, comfort and convenience. The vibrant neighbourhood offers an array of dining, shopping, and recreational options. Don't miss this fantastic opportunity to embrace modern living in North Surrey!